



County of Los Angeles **CHIEF EXECUTIVE OFFICE**

713 KENNETH HAHN HALL OF ADMINISTRATION
LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

December 18, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

QUITCLAIM OF COUNTY'S INTEREST IN THE PALMDALE CEMETERY TO THE CITY OF PALMDALE (FIFTH DISTRICT) (4-VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the County's right, title, and interest in the Palmdale Cemetery as legally described in Exhibit "A" is not used nor claimed by the County.
2. Find that the proposed quitclaim conveyance is categorically exempt from the California Environmental Quality Act (CEQA).
3. Approve the quitclaim of the County's right, title, and interest in favor of the City of Palmdale in order to clear title and instruct the Chair to sign the Quitclaim Deed which has been approved as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is in response to a request by the City of Palmdale, who is in process of acquiring title to the Palmdale Cemetery from a private party, to quitclaim whatever right, title, and interest, the County may have, if any, in order to remove a cloud on title resulting from an invalid tax deed given to the County in 1951. The City intends to restore and develop the Cemetery property, in combination with adjacent undeveloped land recently acquired from the County, into a pioneer memorial park for the benefit and use of all County residents.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The proposed recommendations are consistent with County Strategic Plan Goal 1 (Service Excellence) and Goal 6 (Community Service) by assisting the City of Palmdale in its efforts to establish a new public park.

FISCAL IMPACT/FINANCING

The proposed quitclaim of the County's interest in this property will have no fiscal impact on the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Palmdale Cemetery, containing 2.52 acres, is located at 20th Street East and Avenue S in the City of Palmdale as shown on the attached map. The Cemetery was founded by some of the original settlers of the Palmdale area in the 1880s and has been used continuously as a cemetery since then. However, clear title to this property has been an ongoing issue for many decades. The County's involvement, as a possible claimant of title, stems from a tax deed given to the County by the Tax Collector and accepted by your Board on July 24, 1951 for this and several other adjacent and nearby tax defaulted properties for soil and water conservation purposes. After careful title examination by the Department of Public Works and review by the County Counsel, this tax deed and the tax default proceedings leading up to its issuance, as they pertained to this property, have been determined to be void, because of the exemption of cemetery property from ad valorem taxation under the State Constitution.

The conveyance of the County's interest, if any, for the purpose of removing defects in title is authorized by Section 25365 of the Government Code. The County Counsel has reviewed and approved as to form the attached Quitclaim Deed.

ENVIRONMENTAL DOCUMENTATION

The recommended actions are categorically exempt from CEQA pursuant to Section 15316 of the State CEQA guidelines and Class 16 of the County's Environmental Document Reporting Procedures and Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

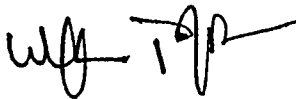
The recommended actions will assist the City of Palmdale in developing a public park and will have no impact on current County services or projects.

The Honorable Board of Supervisors
December 18, 2007
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CONCLUSION

It is requested that the Executive Officer of the Board of Supervisors return the original executed Quitclaim Deed, two certified copies of the Minute Order, and two conformed copies of the adopted Board letter to the Chief Executive Office for further processing.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'WTF', followed by a stylized flourish.

WILLIAM T FUJIOKA
Chief Executive Officer

WTF: DL:JSE
WLD:DS:lis

Attachments (2)

c: County Counsel
Auditor-Controller

Palmdalecemeteryquitclaim

ENCLOSURE

ORIGINAL

RECORDING REQUESTED BY
AND MAIL TO:

City of Palmdale
38250 North Sierra Highway
Palmdale, CA 93550-4798

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO
SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION
27383 OF THE GOVERNMENT CODE.

Assessor's Identification Number:
3019-015-022

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to the CITY OF PALMDALE, a municipal corporation, all its right, title, and interest in and to the real property in the City of Palmdale, County of Los Angeles, State of California, described in Exhibit A and shown and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Dated DEC 18 2007



COUNTY OF LOS ANGELES,
a body corporate and politic

By *George B. Bente*
Chair, Board of Supervisors of the
County of Los Angeles

(COUNTY-SEAL)

ATTEST:
SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By *Sachi A. Hamai*
Deputy

PALMDALE CEMETERY (1)
Parcel 1EX
I.M. 309-257
S.D. 5 M08D002503

OG:bw
P:CONF:QD PLDLE CEMTRY 112107

#12

DEC 12 2007

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this 18th day of December, 2007, the facsimile signature of YVONNE B. BUKKE, Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By [Signature]
Deputy

(COUNTY-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.
County Counsel

By [Signature]
Deputy

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant dated _____, from the County of Los Angeles, a body corporate and politic, to the City of Palmdale, a municipal corporation, is hereby accepted pursuant to authority conferred by Resolution No. _____ of the City Council of said City adopted on _____, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated _____

By _____

EXHIBIT A

PALMDALE CEMETERY 1-1EX


File with: Palmdale Colony Lands, M.R. 11-11
A.I.N. 3019-015-022
T.G. 4286-D3
I.M. 309-257
R.D. 557
S.D. 5
M08D002503

Legal Description

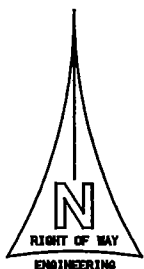
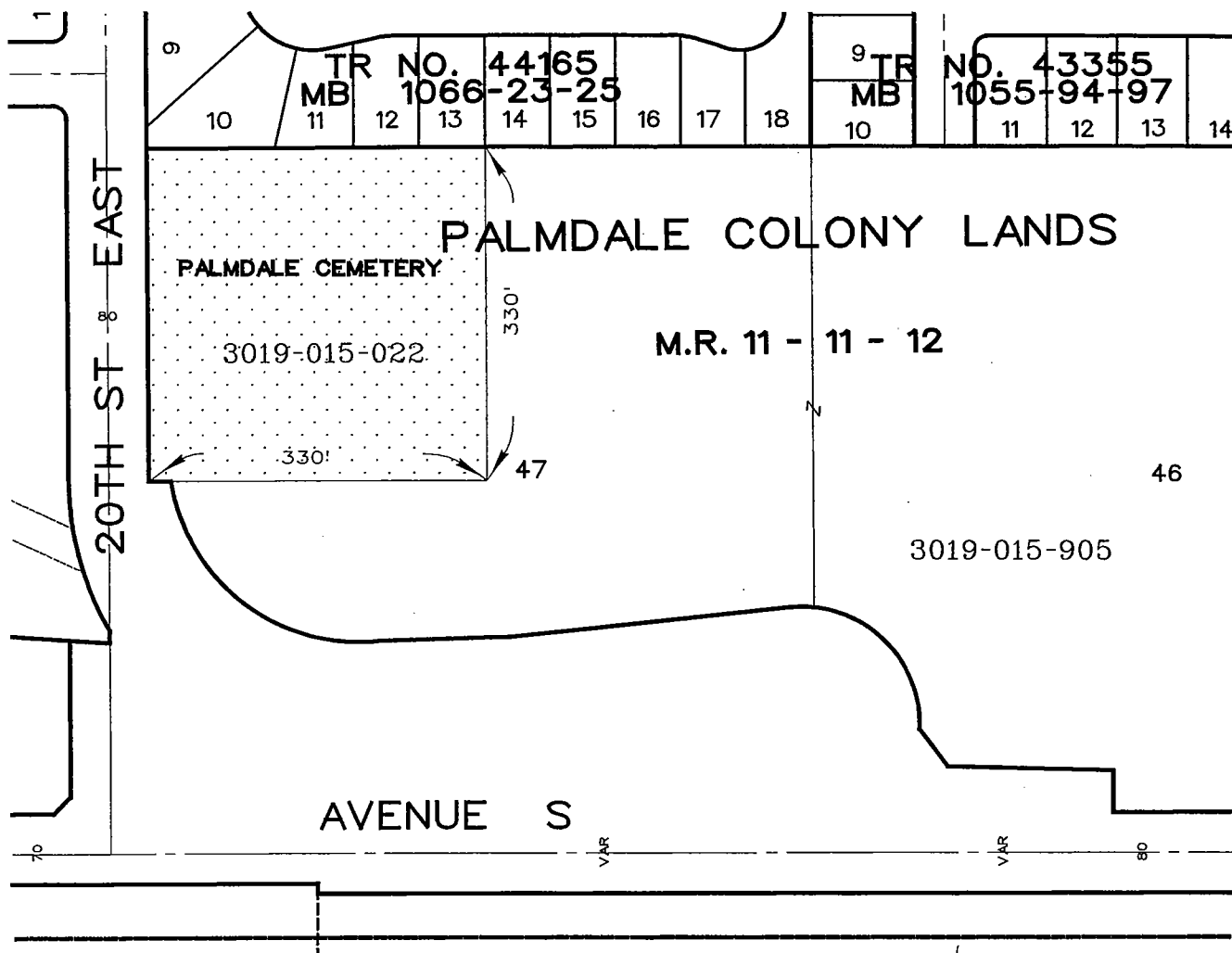
PARCEL NO. 1-1EX: (Quitclaim of County's interest)

The northwest quarter of Lot 47, Section 31, Palmdale Colony Lands, Township 6 North, Range 11 West, S.B.M., as shown on map recorded in Book 11, pages 11 and 12, of Miscellaneous Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, which lies within Palmdale Cemetery, as shown on County Surveyor's Map No. 8857, on file in the office of the Director of the Department of Public Works of said County.

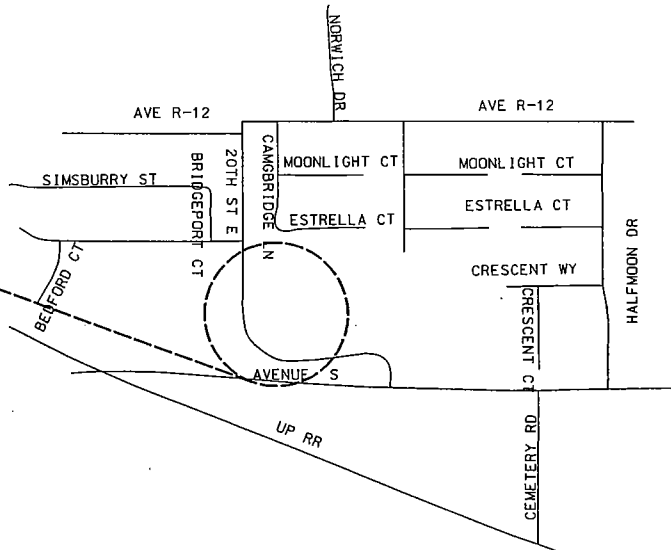
Total Area: 2.50± Acres.

| | |
|--|---|
| APPROVED AS TO DESCRIPTION | |
| <u>November 13, 2007</u> | |
| COUNTY OF LOS ANGELES | |
| By | <u></u> |
| SUPERVISING CADASTRAL ENGINEER III Mapping & Property Management Division | |

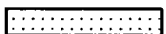
This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.



**SUBJECT
LOCATION**



LEGEND



Area to be quitclaimed
Total Area: 2.50± Ac.

REVISIONS

1.

2.

3.

DEPARTMENT OF PUBLIC WORKS

MAPPING & PROPERTY MANAGEMENT DIVISION

SD.
5

RD.
557

A. I. N.
3019-015-022

T. G.
4286-D3

SCALE
NONE

DATE
11-05-07

I. M.
309-257

EXHIBIT B
PALMDALE CEMETERY
Parcel 1-1EX

DRAWING NO.
M08D002503